



North Peace Housing Foundation

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To: The Board of Directors
From: Clayton Bober, Director of Finance
Re: Lodge Rental Rate Schedule 2024/2025
Date: October 3, 2023

Attached, please find the proposed Lodge Rental Rate Schedule for implementation on April 1, 2024, with Optional and Visitor Services and Enhanced Service Packages effective on January 1, 2024.

In 2022, rate increases to the Residential Services Component (RSC) and Premium Room Charges were increased by \$20.00/month. This is based upon an approximately 2% increase that was preceded by a 3.7% increase the year before.

The proposed rate schedule sees an increase of 5% to the RSC, minimum and maximum rates, and a 3% increase to the premium room charge. There are no proposed changes to the security deposit amounts.

A review of the revenues and expenses directly related to the RSC project a deficit of \$664k by year-end 2023. (Note: this is all within the current budget.) With consideration to the proposed rate increases, projected food costs (with the assistance of Complete Purchasing modeling our 2024 food budget based upon our new menu and ordering guide), and wage increases, the estimated RSC deficit is projected at \$744k. The impact of which is a necessary increase of at least \$80k, or 2.3%, to the requisition.

We are suggesting increasing the rates for staff-laundered personal laundry (\$2.00 increase), visitor dinners and suppers (\$1.00 increase each), Visitor Guest Suite Charges (\$2.00 increase), Enhanced Service Packages (\$46.00 and \$42.00 increase), Additional Bathroom Cleaning (\$2.00 increase), and Weekly Additional House Cleaning Services (\$4.00 increase).

With the increase in rates, all residents will be left with the \$344.00 disposable income required by legislation, as we are required to adjust monthly charges accordingly. This disposable income amount is indexed with the new rate set on January 1st of each year.

Recommendation:

Approve the proposed 2024/2025 Lodge Rental Rate Schedule.

Thank you for your consideration,

Clayton Bober
Director of Finance

NORTH PEACE HOUSING FOUNDATION

LODGE RENTAL RATE SCHEDULE

2024/2025

Effective April 1, 2024

Single Rooms	Residential Services Component	Housing Component	Additional Cost of Premium Rooms	Maximum	Security Deposit
Rate I – Includes all premium suites over 500 sq. ft.	\$1034.00	30% of Income	\$196.00	\$2,363.00	\$650.00
Rate II – Includes all premium suites 450 – 499 sq. ft.	\$1034.00	30% of Income	\$175.00	\$2,205.00	\$650.00
Rate III – Includes all premium suites 400 - 449 sq. ft.	\$1034.00	30% of Income	\$154.00	\$2,153.00	\$650.00
Rate IV – Includes all single rooms 350 - 399 sq. ft.	\$1034.00	30% of Income		\$2,100.00	\$500.00
Rate V – Includes all single rooms 300 – 349 sq. ft.	\$1003.00	30% of Income		\$2048.00	\$500.00
Rate VI – Includes all single rooms 250 – 299 sq. ft.	\$971.00	30% of Income		\$1,995.00	\$500.00
Rate VII – Includes all single rooms 200 – 249 sq. ft.	\$940.00	30% of Income		\$1,943.00	\$500.00
<i>Minimum rent for any single lodge room is \$1,365.00.</i>					
Double Rooms	Residential Services Component	Housing Component	Additional Cost For Premium Rooms	Maximum	Security Deposit
Rate I - Couple in Single Room	\$793.00 each	30% of Income		\$2,993.00	\$500.00
Rate II – Adjoining/One Bedroom Premium Suite	\$950.00 each	30% of Income		\$3,518.00	\$1,000.00
<i>Minimum rent for any couple lodge room is \$2,153.00.</i>					

Daily rate - Prorated based on monthly rate.

For existing residents, the change in rates is effective on July 1, 2024.

NORTH PEACE HOUSING FOUNDATION

LODGE RENTAL RATE SCHEDULE

2024/2025

Effective January 1, 2024, for all Residents

Optional Services

- Personal Laundry Service
 - \$65.00/month (staff laundered)
 - \$31.00/month (self-laundered)
- Additional Daily Bathroom Cleaning
 - \$65/month
- Parking
 - \$20.00/month
- Scooter Storage
 - \$20.00/month
- Refrigerator
 - \$5.00/month rent (available in premium suites only)
 - \$5.00/month additional utilities

Visitor Services

- Visitor Meals
 - Breakfast \$5.00
 - Dinner \$17.00
 - Supper \$11.00
- Visitor Guest Suite
 - \$82.00/night (breakfast included)

Enhanced Service Package

Monthly rates for apartment residents, where available:

\$958.00	\$891.00
All Meals	Two Meals
All Coffee Breaks	All Coffee Breaks
24 Hour Staff Supervision & Security	24 Hour Staff Supervision & Security

- Additional Services Include:
 - Weekly House Cleaning \$132.00
 - Emergency Call Service (First Responder) \$61.00